BILL NO. 7-74-07-19

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ZONING MAP ORDINANCE NO. Z- 0/-75

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. C 11

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a R3 district under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereof; and the symbols of the City of Fort Wayne Zoning Map No. C 11, referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

Part of the Southeast Quarter of Section 25, Township 31 North, Range 12 East, more particularly described as follows:

Beginning at the intersection of the East Right of way of Parnell Avenue, as it now exists, and the South property line of Fort Wayne Turners, as recorded in Deed Book 426, Page 79, in the Allen County, Indiana, Recorder's Office, said point marked by an iron pipe and wooden stake, said point also being 40' normally distant East of the Center line of said Parnell Avenue; thence North 740581 East along the aforementioned South property line, 1077.06' to a point marked by an iron pipe and wooden stake; thence South 1019' East, a distance of 51.35' to a point marked by an iron pipe and wooden stake; thence South 57008' West, a distance of 510.38' to a point marked by an iron pipe and wooden stake; thence South 640571 West, a distance of 214.51 to a point marked by an iron pin and wood stake; thence South 86°07' West, a distance of 179.451 to a point marked by an iron pipe and wooden stake; thence North 82°15' West, a distance of 241.55' to a point marked by an iron pipe and wooden stake; thence North and parallel to and 40' East of the Center line of said Parnell Avenue, a distance of 118.8', to the point of beginning, containing 4.23 acres, more or less. Subject to a 20' utility easement carrying an 8" water main running in an east-west direction through the site and containing approximately 0.3 of an acre.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor and legal publication thereof.

APPROVED AS TO FORM

Mid IS CONTRACTORNEY

Councilman

Read the first time in full and on motion by Justila, seconded by
Kraus, and duly adopted, read the second time by title and referred
to the Committee on greaterns (and the City Plan
Commission for recommendation) and Public Hearing to be held after due legal notice,
at the Council Chambers, City-County Building, Fort Wayne, Indiana, on,
theday of, 197, at
o'c <del>lock P.M.,E.S</del> .T.
Date: 7/9/74 Mulanian
CITY CLERK
Read the third time in full and on motion by Julia,
seconded by V. Achmidh , and duly adopted, placed on its passage.
Passed (ADST) by the following vote:
AYES
BURNS
HINGA
KRAUS
MOSES
NUCKOLS
SCHMIDT, D.
SCHMIDT, V.
STIER
TALARICO /
DATE: 1-14-95 CITY CLERK
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana,
as (Zoning Map) (General) (Ammexation) (Special) (Appropriation) Ordinance
(Resolution) No. 3-01-75 on the 14-th day of 4 money, 1975.
ATTEST: (SEAL)
Mules Willetonau Tone 125
CITY CLERK PRESIDING OFFICER
Presented by me to the Mayor of the City of Fort Wayne, Indiana, or the
day of
CITY CLERK
Approved and signed by me this 16th day of January, 1975,
at the hour of $\frac{4',00}{2}$ o'clock $\frac{1}{2}$ . M.E.S.F.
south he s
MAYOR

## RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on July 9, 1974, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-74-07-19; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on July 15, 1974;

NOW THEREFORE, BE IT RESCLIVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the city, and the amendment will not be detrimental to and does not conflict with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held July 22, 1974.

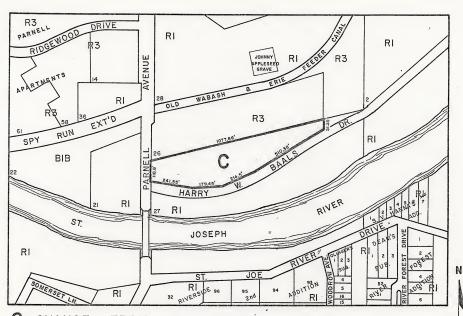
Certified and signed this 10th day of January, 1975.

Thomas J. Offerle Secretary

Bill No.	Z-74-07-19	Nagarina Paris		
		REPORT OF THE COMM	ITTEE ONR	EGULATIONS
We. vour	Committee on			referred an Ordinance
		the City of Fort Wayn		
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Council	that said Ordinar	ace 10 PASS		1/ /
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Vi	vian G. Schmid		Him	and Il. Schmidt
Pa	ul M. Burns		Jan	Symon
Do	nald J. Schmid	t		Schmide
	DA'	CONCURRED CHARLES W. W.	IN ESTERMAN, CITY CI	erk

Prescribed by State Board of Accounts		A.E. BOYCE CO., MURCIE, IND. GENERAL FORM NO. 38
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AUTHORIZED SIGNATURE



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PAGE CII

DATE 5-16-74

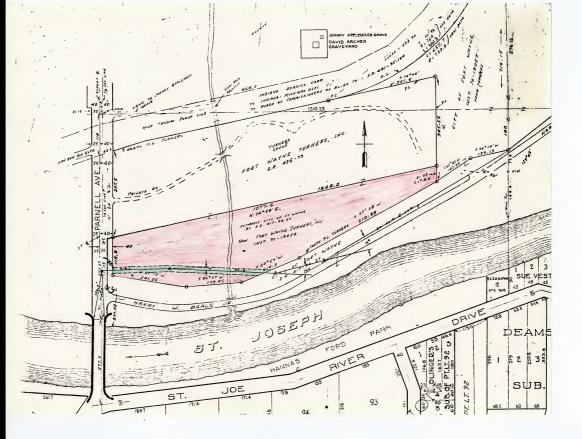
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· 'PROTT	100 FOR ZONING ORDINANCE AME	NDMENT	Receipt No	
.TO:	COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIAN		Date Filed	
	CITY OF FORT WAYNE, INDIAN	IA	Intended Use	
*			4	
I/We	FORT WAYNE TURNERS, INC.	Applicant's	Name or Names)	
by re	reby petition your Honorable classifying from a/an R. rty described as follows:	Pody to amo	nd the Zoning Man	of Fort Wayne, Indiana, R-3 district the
	(Se	ee attached L	egal Description)	
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	70-19056 (General Desc	cription for	Planning Staff Use	Only)
T /Wo	the undersigned, certify th	at Tam∕We a	re the owner(s) of	fifty-one percentum
(51%)	or more of the property des	cribed in th	is petition.	
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Name	and address of preparer, att	torney or age	ent:	
_Max	E. VanCamp	1222 Cha:	rlotte Avenue	484-5191 (Telephone Number)
	(Name)	•		
	PLAN COMMISSION, CITY-COUNTY NA, 46802 Tel	y BUILDING, P Lephone Numbe	?oom # 880, ONE M er: 423-7571	AIN STREET, FORT WAYNE,

PETITION FOR ZONING ORDINANCE AMENDMENT Receipt No. Date Filed Intended Use I/We, the undersigned, certify that I am We are the owner (s) of fifty-one percentum (51%) or more of the property described in this petition. 2108 Has Ourond are fort Wayne Oud 46805 (Signature) (Name) (Address)

## LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 25, Township 31 North, Range 12 East, more particularly described as follows:

Beginning at the intersection of the East Right of way of Parnell Avenue. as it now exists, and the South property line of Fort Wayne Turners, as recorded in Deed Book 426, Page 79, in the Allen County, Indiana, Recorder's Office, said point marked by an iron pipe and wooden stake, said point also being 40' normally distant East of the Center line of said Parnell Avenue; thence North 74° 58' East along the aforementioned South property line. 1077.06' to a point marked by an iron pipe and wooden stake; thence South 1º 19' East, a distance of 51.35' to a point marked by an iron pipe and wooden stake; thence South 57° 08' West, a distance of 510.38' to a point marked by an iron pipe and wooden stake; thence South 64° 57' West. a distance of 214.5' to a point marked by an iron pin and wood stake: thence South 86° 07' West, a distance of 179.45' to a point marked by an iron pipe and wooden stake; thence North 82° 15' West, a distance of 241.55' to a point marked by an iron pipe and wooden stake: thence North and parallel to and 40' East of the Center line of said Parnell Avenue, a distance of 118.8', to the point of beginning, containing 4.23 acres, more or less. Subject to a 20' utility easement carrying an 8" water main running in an east-west direction through the site and containing approximately 0.3 of an acre.





## RESTRICTIVE COVENANT

We, FORT WAYNE TURNERS, INC., being the owners of the real estate in Allen County, Indiana, described as follows:

SEE ATTACHED LEGAL

in consideration of permission to use said real estate for NON-PROFIT PRIVATE CLUB PURPOSES, hereby covenant and agree, for ourselves, grantees, personal representatives, successors and assignees as follows:

Said real estate shall be used for NON-PROFIT PRIVATE CLUB PURPOSES ONLY.

This covenant may be enforced by injunction or otherwise by any owners of real estate within five hundred (500) feet of said property or by the City of Fort Wayne on behalf of the public. Should Fort Wayne Turners, Inc. determine at some future date to sell or otherwise dispose of said property, they hereby reserve the right to appear before the City Plan Commission on their petition to have said covenant waived.

FORT WAYNE TURNERS, INC.

President

Cocretary

Treasurer

PREPARED BY: J. Robert McDonald, Attorney

STATE OF INDIANA

(SEAL)

My Commission Expires:

Admn.	Appr.	1	•	
				-

TITLE OF ORDINANCE Zoning Map Amendment Ordinance
DEPARTMENT REQUESTING ORDINANCECity Plan Commission
SYNOPSIS OF ORDINANCE Preparation of a zoning map amendment ordinance
Petition initiated by property owners to rezone property located as follows:
A parcel of ground, containing 3 1/4 acres, more or less, generally located on
the east side of Parnell Ave.extending approximately 1077.66 feet eastward,
and on the south side of the Fort Wayne Turner's Club.
From "RI" to "R3"
,
EFFECT OF PASSAGE Property is presently zoned "R1" - One Family Residential.  Petitioners are requesting an "R3" District - Multiple Family Residential.
"R3" Districts permit Non-profit private clubs.
EFFECT OF NON-PASSAGE Property would remain "R1"
MONEY INVOLVED (Direct Costs, Expenditures, Savings) None
ASSIGNED TO COMMITTEE (J. N.) fregulation



## CITY OF FORT WAYNE

FORT WAYNE, INDIANA

CHARLES W. WESTERMAN CITY CLERK

January 17, 1975

Miss Helen Libbing Fort Wayne Newspapers, Inc. 600 West Main Street Fort Wayne, Indiana 46802

Dear Miss Libbing:

Please give the attached full coverage on the dates January 20 and January 27, 1975, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council of Fort Wayne, Indiana ----Zoning Map Ordinance Z-01-75 Bill No. Z-74-07-19

Please send us five (5) copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Charles W. Westerman

es. W. Westerman

City Clerk

CWW/e Encl: 1

ne City of Port 7.5. day of January, 1975. CHARLES W. WESTERMAN, City Clerk

Form Prescribed by State Board	n Accounts		Ger	neral Form No. 99	P (Rev. 190
Common Council of Fort		7	To JOURNAL	GAZETTE	I
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TOTAL AMOU	NT OF CLAIM				35.2
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	in state and count	y aforesaid, and th	at the printed matte	r attached hereto i	s a true cop
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I hereby certify that credits, and that no p	the foregoing account i	s just and correct, n paid.	, that the amo	ount claimed is le	egally due, after	allowing all just
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Date January 27	75			F 11000000000		
VIENTIMIPATO TOTAL	, 19 ()			Title	Clerk	W 40 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -
LEGAL NOTICE hereby given that on the 1 gray, 1975, the Common Cour	4th	PUBLISHER'S A	AFFIDAVIT			
y of Fort Wayne, Indiano, it assion did pass the following Z Mop, Bill No. Z-74-07-19 O	-01-	ALLEN County	NNC .			
Mop, Bill No. Z-74-07-19 U	75	Personally appeare	d before me		and for said coun	ty and state, the
MILL NO. Z-74-07-19 BILL NO. Z-74-07-19 MAP ORDINANCE NO. Z-01- nance amending the City of I poiling Map No. C 11 dained by the Common Counce dained by the Common Counce	Fort	maersignea	A . D . GET VE	211	and for said coun	
f Fort Wayne, Indiana: ON 1. That the area describe	d as		N1	WS-SENTINEL		
terms of Chapter 36, Munic terms of Chapter 36, Munic the City of Fort Wayne, Indi			DAILY		of general circulation of	toront of the contract
and amendments thereof; and of the City of Fort Wayne Zo	the THERE	a the English language	in the city of.	FORT WAY	NE, INDIANA	
Section 9, Article III of said of mended, are hereby change v. to-wit:	00.	n state and county afo.	resaid, and that th	he printed matter attac	ched hereto is a true e	nov. which was duly
of the Southeast Quarter of a 5, Township 31 North, Range more particularly described	12 as	ublished in said paper	for	two		
inning at the intersection of Right of way of Parnell Ave	the property of the course	Indiaws			the dates	of publication being
of Fort Wayne Turners, as record wayne, Indiana, do hereby	the cert	1/20-27	/75			
complete copy of Zoning Map	Or- non					8.1
sald Ordinance was duly signoved by the Mayor on the 16th	ned day	therilard and sworn to	. but st.:	27th day	Jamuary	TE TE
Tomas off		The state of the s	o before me this			
cord in my office.		The same same to	o before the this		mer CK	empe
cord in my office. SS my hand, and the official: sty of Fort Wayne, Indiana, of January, 1975. CHARLES W. WESTERMA City C	seal this	y commission expires		16	Mer C Notary Public	lmke